

**MEETING MINUTES**  
**OSSIPEE PLANNING BOARD**  
**August 4, 2015**

Minutes were recorded by Xann Horn, Board Secretary.  
Amendments are noted by ***bold/italic*** type.

**Call to Order**

Ski called the meeting to order at 7:00 p.m.

**Board Members Present by Roll Call** – Bruce Parsons, Roger ter Kuile, Roy Barron, Frank Riley, Bob Gillette, Ski Kwiatkowski, Connie Billings, Rick St. Jean (alternate). ***Dave Senecal was not present.***

**New Business**

- **Case #15-85-SPR – Sap House Meadery**, 6 Folsom Road, Tax Map 92, Lot 97, Site Plan Review (minor) for change of use to manufacturing and small restaurant.

Connie reclused himself as a Board Member as he is an abutter. Rick St. Jean was raised to voting status.

Matt Trahan and Ash Fischbein were present on behalf of Sap House Meadery. Currently the Meadery can provide samples but they would like to be able to sell their product and, therefore, the state would require to serve food (small snacks). Ski suggested they place a sign on the front of their building that parking is available behind the town annex. There was no further discussion.

**Motion:** by Bruce, seconded by Roy, that the application is complete. **All in favor, motion passed. All in favor.**

**Motion:** by Roy, seconded by Bruce, to approve the site plan application. **All in favor, motion passed.**

Connie was restored to voting status; Rick went back to being an alternate.

- **Case #16-6-SPR – Mar-Corm, LLC**, Tax Map 227, Lot 4, Site Plan Review.

The board was in agreement that Mar-Corm, LLC does not need to site plan review.

- **Case #15-2-GPA – Mar-Corm, LLC**, Tax Map 227, Lot 4, Gravel Permit Application.

Brad Jones with Jones & Beach Engineers was present to present the project. Previous plans were reissued plans to show change of ownership, everything else stays exactly the same. They are here due to the change of ownership ~~and to continue with the expired permit~~. There is a bond in place with Erica Ricci. ~~The hearing can continue but it would be under the agreement that Mar-Corm, LLC will be paying the \$32,000 cash.~~ Connie explained that we cannot release the bond because reclamation by Ms. Ricci has not taken place. ~~If Mar-Corm, LLC reclaims it and if it is mentioned in their deed, then the town could release the bond to her. It is not mentioned in the deed.~~

Once Mar-Corm, LLC puts up the \$32,000, then the Board will vote to release the bond to Mrs. Ricci.

There is a "Right Turn Only" sign as you come out of the pit. Discussion ensued on traffic patterns, etc. It was determined that this was something the previous owner did voluntarily and Mar-Corm, LLC does not need to keep the sign.

The Site Specific Permit is active, they are waiting for the change of ownership to be granted. The last time it was updated was 2014. Ski asked if DES was notified within 10 days of the change of ownership; Brad stated not within that time frame. The AoT permit was requested on July 30, 2015 and should be granted shortly.

**Public Comments:** Richard and Barbara Higgins were present as the closest abutter. Their biggest concern was the noise and asked Mar-Corm, LLC where the extent of their operation is. Arnie of Mar-Corm, LLC stated they will dig where they currently are digging which is toward the road. The Board explained that he can excavate five acres at a time, and when that is reclaimed, they can keep opening another five acres up to the limits of his permit. Arnie explained the size of the operation and the amount of excavation he plans on doing. Barbara Higgins stated previous owners of this site had time restrictions put in place and they violated them immediately. David Robinson spoke stating he understands that last year it was a very close vote and almost defeated. There were given a temporary plan to work from for one year and that was supposed to be the end of it. Connie stated that is not the case, this pit was approved in 2009. Mr. Robinson stated on the weekends and on Fridays, there is too much traffic. Roy stated it is a state road and anybody can use it. Mrs. Robinson asked how many trucks will be used. Arnie said possibly 50 loads a day, or he may not be in there hardly at all. Public comments were closed.

Roy reviewed the Zoning Ordinance regarding times of construction which are 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. on weekends and holidays. Arnie stated that during the week he will have to haul between 7:00 a.m. and 7:00 p.m. due to traffic and routes but he will be respectful. A screener and crusher may be used but he will most likely haul right out of the banking. Mar-Corm, LLC will have to provide the updated AoT permit, a check for the case surety, and a voluntary stipulation to satisfy the abutters' concerns.

**Motion:** by Connie, seconded by Roy, to continue this case to the September 1, 2015 Planning Board meeting. **All in favor, motion passed.**

- **Case #15-9-LM – John S. Bent Family Trust**, Lot Merger Application, Tax Map 22, Lot 25 (52 Bay Point Road) and Tax Map 22, Lot 26 (50 Bay Point Road). Building at 52 Bay Point Road to be razed.

**Motion:** by Bob, seconded by Frank, to approve the lot merger of the John S. Bent Family Trust of Tax Map 22, Lot 25 and Tax Map 22, Lot 26. **All in favor, motion passed.**

- **Case #15-10-LM – Crossroads Christian Advent Church**, Tax Map 18, Lot 10 and Tax Map 18, Lot 9, Route 16, West Ossipee.

**Motion:** by Roy, seconded by Roger, to approve the lot merger for Crossroads Christian Advent Church, Tax Map 18, Lot 10 and Tax Map 18, Lot 9. **All in favor, motion passed.**



## Old Business

- Case # Tammy White – Her Variance Request was granted by the Zoning Board with the condition that she obtain site plan approval from the Planning Board. She then came before the Planning Board for an informal discussion. At that informal discussion, the Planning Board requested that she submit a letter of her intentions and the Planning Board would then consider whether or not she needed to file for site plan approval. Ski read Tammy's letter.

**Motion:** by Bob, seconded by Roy, to accept Tammy White's letter as discussed and place it in the record in lieu of site plan review. **All in favor, motion passed.**

- Morse Pit Update – Xann emailed Rick Sager, Esquire for an update. Ski read Attorney Sager's email response. Bruce ~~reviewed~~ **recalled** that they only reclaimed about half of the back section of the pit and what they did reclaim did not take. Ski ~~appointed a committee of~~ asked Roy, Bruce, and Rick to go into the pit and take pictures and then report back to the Planning Board at the August 28, 2015 meeting so ~~Ski the Planning Board~~ can then report back to Attorney Sager.

## Meeting Minutes

Review, discuss and vote on Meeting Minutes of July 21, 2015.

**Motion:** by Bruce, seconded by Frank, to approve minutes of July 21, 2015 as amended. **All in favor, motion passed.**

## Any Other Business Which May Come Before This Meeting

Connie stated that the abutter notices are not detailed enough. Minor discussion ensued.

## Adjournment

**Motion:** by Bob, seconded by Frank, to adjourn. **All in favor, motion passed.**

Meeting adjourned at 8:34 p.m.

Minutes approved by majority vote of the Board on 18 Aug '15

  
Ski Kwiatkowski, Chairman